

Westfield-Washington Advisory Plan Commission held a meeting on Monday, February 4, 2013 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Ken Kingshill, Charles Lehman, Danielle Tolan, Bill Sanders, Steve Hoover, Dan Degnan, Robert Horkay, and Bob Spratz

**City Staff Present:** Matthew Skelton, Director; Kevin Todd, Senior Planner; Sarah Reed, Planner; Andrew Murray, Planner; Ryan Clark, Planner; Matt Strzynski, City Attorney.

**Minutes:**

Motion: To approve the minutes for the January 22, 2013 APC meeting as presented.

Motion: Horkay; Second: Degnan; Vote: Passed by voice vote

Todd reviewed APC Rules of Procedure as well as Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1211-PUD-12
Petitioner	Pulte Homes of Indiana; Viking Meadows PUD Amendment
Description	North side of 156 <sup>th</sup> Street, east and west of the Monon Trail; Petitioner requests an amendment to the Viking Meadows PUD District.

Murray reviewed the amendment and reported that since the public hearing, the petitioner has provided staff with additional information regarding the proposed roof pitch modification. He added that staff believes all issues have been resolved.

Mr. David Compton, Pulte Homes of Indiana, shared the additional Exhibits, 3A and 3B, which show the homes under construction and the public response regarding the roof pitch.

Motion: To send 1211-PUD-12 to the Westfield City Council with a positive recommendation.

Motion: Hoover; Second: Tolan; Vote: Passed 8-0

Case No.	1208-PUD-07
Petitioner	Two PL LLC; Towne West PUD
Description	NE corner of Towne Road and 146 <sup>th</sup> Street; Petitioner requests a change in zoning of approximately 120 acres from the AG-SF1 District to the Towne West PUD.

Murray reviewed the petition and reported that since the last APC meeting, the petitioner has made modifications based on comments received. Murray summarized the modifications, which include: identifying Sub-Area B1 on the concept plan, which is limited to senior attached garden homes; requiring the retail and multifamily areas to develop in substantial compliance with the conceptual plan; limiting the

retail area to a single gasoline fueling service station; and increasing the minimum square footage requirement in the retail area to 90,000 square feet.

Mr. Matt Price, Bingham Greenebaum Doll, LLP, presented further details of the modifications and the concept plan. He stated that the architectural standards had been modified, including the number of elements per facade, clarification of building material color language, and the prohibition of vinyl as a building material.

Sanders expressed concern about a 90,000 square foot building, stating that the need for a 45-foot ceiling height on such a building would be an architectural interruption.

Hoover stated that he would like for the building orientation requirements for drive-thrus and fueling stations which apply to 146<sup>th</sup> Street to also apply to Towne Road. He also added that he would like to see aluminum siding prohibited in the same way vinyl siding is prohibited.

Lehman asked if the roundabout along 146<sup>th</sup> Street is a condition or part of the plan.

Price stated that it is part of the plan, and that the petitioner believes that access point is critical for the parcel to develop for any purpose.

Motion: To send 1208-PUD-07 to the Westfield City Council with a positive recommendation with the following conditions:

1. That the land uses and development standards applicable to the Towne West PUD are recommended for approval contingent upon Hamilton County's approval of at least one right in/ right out access to the development along 146<sup>th</sup> Street; and
2. In addition to 146<sup>th</sup> Street, the drive-thru and fueling station standards, as identified in Exhibit 4, shall be applicable to Towne Road; and
3. Where vinyl siding is prohibited, aluminum siding shall also be prohibited; and
4. The maximum building height shall be thirty-five (35) feet for all uses in the Retail Area, with exception to office uses. The maximum building height for office uses shall be forty-five (45) feet.

Motion: Hoover; Second: Horkay; Vote: Passed 8-0

Case No.	1301-PUD-01
Petitioner	KRG Bridgewater, LLC; Bridgewater PUD Amendment
Description	Petitioner requests an amendment to the Bridgewater PUD to allow an auto service center within the Bridgewater marketplace of the Bridgewater PUD.

Todd reviewed the petition, stating that since the public hearing, modifications have been made specific to noise concerns and environmental concerns.

Mr. Jon Dobosiewicz, Nelson & Frankenberger, gave some background on the petition and discussed the modifications, including: limiting the number of service bays to nine, restricting hours of operation to between 7:00 a.m. and 7:00 p.m.; prohibiting the outdoor/overnight storage of vehicles, restricting tire work and prohibiting body work to address noise concerns; and adding environmental protection standards. He clarified that the container size referenced in the ordinance should be 55 gallons, instead of the 50 gallons noted in the proposal. He also discussed noise, traffic, and enhanced landscaping.

Motion: To send 1301-PUD-01 to the Westfield City Council with a positive recommendation.

Motion: Sanders; Second: Spraeetz; Vote: Passed 8-0

Case No. 1302-DP-02 & 1302-SPP-02  
Petitioner Beazer Homes – Keenland Park  
Description Southwest corner of 169<sup>th</sup> Street and Springmill Road; Petitioner requests Development Plan and Primary Plat review of 182 residential lots and a clubhouse on 73.2 acres in the Keenland Park PUD

Clark introduced the petition, which is a development plan and primary plat for 182 single-family residential homes and amenities.

A Public Hearing opened at 8:05 p.m.

Mr. Benjamin Wagner expressed concern with the houses abutting his property, his privacy, aesthetics, drainage runoff, and the tree line on his property being protected.

The Public Hearing closed at 8:08 p.m.

Case No. 1302-DP-03 & 1302-SPP-03  
Petitioner The Anderson Corporation – Kalorama Park  
Description 2432 South Street; Petitioner requests Development Plan and Primary Plat review of 31 residential lots on 9.6 acres in the Kalorama Park PUD.

Todd introduced the petition, which is a development plan and primary plat for 31 single-family residential lots, setting aside approximately fifty (50) percent open space and other amenities, including a trail.

Mr. Jim Anderson, The Anderson Corporation, discussed the differences between the proposal and the original concept in the PUD ordinance. He stated that the most significant difference is that this proposal is a more traditional home alignment and orientation, rather than facing a courtyard. In addition, he stated that it is still a cottage community, with small, high quality houses, low maintenance, plenty of open space, preservation of trees, and the Midland Trail and connecting the trail to South Street.

A Public Hearing opened at 8:18 p.m.

No one spoke, and the Public Hearing closed at 8:19 p.m.

Case No. 1302-PUD-02  
Petitioner Throgmartin-Henke Development, LLP – Bridgewater PUD Amendment (Parcel MF Buffer)  
Description Petitioner requests an amendment to the Bridgewater PUD to modify the eastern buffer yard requirements of Parcel M4 of the Bridgewater PUD.

Reed reviewed the proposed amendment to the Bridgewater PUD, which is to modify a buffer yard requirement in Parcel M4. The modification would allow an existing tree row to remain and would include a masonry wall.

Dobosiewicz gave background on the petition and discussed further details.

Sanders asked about landscaping at the south end of the proposed wall.

Dobosiewicz stated that trees and shrubs are required along the 146<sup>th</sup> Street frontage.

A Public Hearing opened at 8:34 p.m.

Mr. Brogan Baxter, 14823 Dearwood Drive, Brentwood Village HOA, stated that the HOA board supports the proposed amendment. He stated that there are a few details regarding grading to resolve with the impacted homeowners, but thanked the petitioner for working with the neighbors.

The Public Hearing closed at 8:35 p.m.

Hoover stated that the petitioner has done a good job working with the neighbors.

Case No.	Plan Commission Order Number 13-01
Petitioner	City of Westfield
Description	Petitioner is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to remove portions of the Grand Junction Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Murray summarized the project, stating that the Grand Junction Economic Development Area needs to be amended as a result of the State acquiring property for the U.S. 31 Major Moves Project.

Motion: To adopt Order 13-01 as presented.

Motion: Tolan; Second: Degnan; Vote: Passed 7-0-1 (Sanders)

**ADJOURNMENT** (8:45 p.m.)

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President, Ken Kingshill

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Vice President, Charles Lehman

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Secretary, Matthew S. Skelton, Esq.